

Lake Havasu City Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Lake Havasu City	24,363	41,938	27.1%	72.1%
Mohave County	93,497	155,032	-	65.8%

Median Household Income

	<i>1990</i>	<i>2000</i>
Lake Havasu City	\$28,826	\$36,499
Mohave County	\$24,002	\$31,521
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	23,850	39,568	94.3%
African American	59	129	0.3%
Native American	147	291	0.7%
Asian	113	245	0.6%
Other	194	1,705	4.1%
Hispanic	892	3,298	7.9%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	9,919	17,911
Homeownership Rate	74.2%	77.6%
Average Household Size	2.41	2.32

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	5,136	8,986	21.4%
20 – 54 yrs	9,838	15,969	38.1%
55 & Over	9,389	16,983	40.5%

Median Age	44.7	47.5
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	8,862	17,676	76.9%	99.5%
Townhouse / Condo	635	929	4.0%	46.3%
Multi-family Units	2,567	3,589	15.6%	39.8%
Manufactured Home	687	795	3.5%	15.7%
Other Units	94	2	0.0%	-97.9%
Total Units	12,845	22,991	-	78.99%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$464	\$594
# of Units Surveyed	170	84

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	258	\$84,000	675	\$80,773	933	\$81,950
1997	255	\$83,417	779	\$79,179	1,034	\$80,571
1998	341	\$87,833	911	\$85,262	1,252	\$85,926
1999	384	\$89,706	1,024	\$87,609	1,408	\$88,444
2000	55	\$127,500	1,249	\$91,409	1,304	\$92,474

Assisted Housing Units Produced between 1996 - 2000

Lake Havasu City	0
Mohave County	96

Housing Affordability Gap

	Lake Havasu City	Mohave County
Total Gap	2,810	3,840
Gap as a % of Total households	15.7%	6.2%
% of Median household Income where total gap occurs	55%	